



APPLICATION FOR A VARIANCE
City of Greenfield
Board of Zoning Appeals

Greenfield Board of Zoning Appeals Checklist
Variance

The following items must be submitted before a petition to the Board of Zoning Appeals can be scheduled for public hearing. Any questions regarding these items should be directed to the Planning Department office at 317-477-4320.

- Application Form - One completed petition form with original signature.
- Legal Description.
- Plot Plan/Sketch. Two copies, minimum 11 X 17
 - location/key map w/ North arrow
 - property dimensions
 - existing buildings
 - adjacent roads and thoroughfares and ingress/egress to the site
 - setbacks
 - parking areas
 - proposed changes
 - existing easements
 - address of property or location
- Elevations of any proposed structure(s) indicating dimensions and type of materials and colors. 2 copies (sized 11 x 17)
- Plan Submittal:**
 - **Tech Review** (if applicable):
 - o 1 digital and 10 preliminary sets (sized 24 x 36) of land use plans, development plans, and elevations for distribution to Technical Review Committee members
 - o Drainage Plan per Subdivision Code (if applicable)
 - **Response to Tech Review:**
 - o 1 digital and 6 sets of revised civil plans (sized 24 x 36) and all responses to department comments.
- BZA Plans**
 - 1 digital and 8 sets (size 11 x 17) of development plan and building elevations, please note architectural elevations must be in color
- Copy of the property deed or contract.

Note: Any application filed by any person other than the legal owner of the real estate involved shall be accompanied by a written statement of such legal owner consenting to the filing of such application.
- Required fee:
 - Residential variance \$50.00, per variance requested
 - All others \$200.00 plus \$50.00 for each additional variance

City of Greenfield, Planning Department 10 S. State Street, Greenfield, IN 46140

Phone: 317-477-4320 Fax: 317-477-4321 E-mail: planning@greenfieldin.gov www.greenfieldin.gov



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DATE FILED: _____

DOCKET # _____

1. Premises Affected

Address or location from major streets _____

Key Parcel # _____

Attach or enter Legal Description _____

Present Zoning _____ Total Acreage _____

Current Use _____ Proposed Use _____

Use of Adjacent Properties: North: _____ South: _____

East: _____ West _____

Proposed Use _____

Section of the Ordinance to be modified and description of variance _____

Is this a Variance of Development Standards _____ or, Variance of Use? _____

2. Applicant Info

Name _____ Telephone _____

Street Address _____

City, State, Zip _____

Primary Contact Person regarding this petition _____

Phone, Fax, E-Mail _____

Signature of Applicant _____

Applicant is (circle one): Sole owner Joint Owner Tenant Agent Other (specify) _____

3. PROPERTY OWNER (if different from Applicant)

Name _____

Street Address _____

City, State, Zip _____

Telephone _____ E-Mail _____

Signature of Owner _____

Documentation required: See Checklist under Plan Submittal for size and number.

Site Plan _____ Photographs _____ Building Plans _____ Samples _____ Drawings _____ Other _____

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Note: This page is to be completed by the applicant only when filing a variance of development standards

**PETITIONER'S PROPOSED FINDINGS OF FACT FOR A
VARIANCE OF DEVELOPMENT STANDARDS**

(1) The approval (will / will not) be injurious to the public health, safety, morals, and general welfare of the community:

(2) The use and value of the area adjacent to the property included in the variance (will / will not) be affected in a substantially adverse manner:

(3) The strict application of the terms of the Zoning Code (will / will not) result in practical difficulties in the use of the property:

(4) There (are / are not) exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and district:



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Note: This page is to be completed by the applicant only when filing a variance of use.

PETITIONER'S PROPOSED FINDINGS OF FACT FOR A VARIANCE OF USE

- 1) The approval (will / will not) not be injurious to the public health, safety, morals, and general welfare of the community because:

- 2) The use and value of the area adjacent to the property included in the variance (will / will not) be affected in a substantially adverse manner because:

- 3) The need for the variance arises from some condition peculiar that (is / is not) to the property involved:

- 4) The strict application of the terms of the Zoning Code (will / will not) result in undue hardship in the use of the property:

- 5) The approval (does / does not) not interfere substantially with the Greenfield Comprehensive Plan:



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INSTRUCTIONS FOR NOTICE OF PUBLIC HEARING:

For each application, the applicant shall assume the responsibility and expense of notification and publication of notice as required by the Rules of Procedure of the City of Greenfield Advisory Board of Zoning Appeals, by Ordinance, or by State Law.

Staff will prepare documents for the required Legal Notice of Public Hearing and provide to petitioner the approved notice.

a. Public Notice (Newspaper)

For every application which is to be heard by the Board of Zoning Appeals, the Legal Notice of Public Hearing shall be given in a newspaper of general circulation in Greenfield, Indiana, in the form prescribed by the Board of Zoning Appeals. The applicant shall cause the notice to be published at least fifteen (15), but not more than thirty (30), days prior to the date set for the hearing.

The Daily Reporter asks that all notices for publication be emailed. The paper publishes Public Notices on Wednesdays and Fridays only. The deadline to turn in documents for publishing is one week prior to the day of publication. Contact Dee Berge at DRlegals@AimMediaIndiana.com Tel: 317-477-3243

b. Personal Notice (U.S. Mail)

For all applications for rezoning and the platting of subdivisions, the Applicant shall notify all abutting and adjoining legal land owners within two (2) property depths, or 660 feet of the subject property, whichever is satisfied first. For the purpose of determining names and addresses of legal land owners, the Applicant shall reference the records of the Hancock County Assessor. Such Legal Notice of Public Hearing shall be mailed 'certified mail/return receipt' or by 'certificate of mailing' (Postal Service Form 3877) at least fifteen (15), but not more than thirty (30), days before the date of the hearing.

c. Proof of Notice

1. Proof of publication of the **Public Notice** must be made by an Affidavit of the publisher and attached to a copy of the notice taken from the paper in which it was published and filed with the Secretary of the Board of Zoning Appeals before the hearing. Such Affidavit must specify the City, the time, and the paper in which the notice was published.
2. The certified mail receipts or the Form 3877 certificate of mailing of the **Personal Notice** shall be filed with the Board of Zoning Appeals Secretary before the hearing accompanied by an Affidavit signed by the applicant verifying that all persons entitled to receive notice pursuant to these rules and the ordinances of the City of Greenfield, Indiana, have been properly notified.



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AFFIDAVIT:

STATE OF INDIANA)
COUNTY OF HANCOCK)
TO THE GREENFIELD BOARD OF ZONING APPEALS

_____, verifies and states that he/she, at least fifteen (15), but not more than thirty (30), days prior to the scheduled hearing, has mailed notice by certified mail/certificate of mailing to all of the adjoining legal landowners within two property depths or 660 feet of the property which is the subject matter of the petition for:

Docket#: _____ filed by _____ on the _____ day of _____, 20____ at the addresses obtained from the Office of the Auditor of Hancock County, Indiana. Said return receipts are attached hereto.

Signed

Printed name

Further affiant sayeth not.

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public

Printed Name

Commission Expires: _____

County of Residence: _____



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CONSENT FORM:

The undersigned, _____, being the owner of the property commonly known as _____ hereby authorizes _____ to file land development petitions or request the applicable permits for the aforementioned address.

This consent shall:

- Remain in effect until revoked by a written statement filed with the Engineering and Planning Department of the City of Greenfield, or
Remain in effect until _____

Property Owner
Address
Phone, Email
Date

Property Owner
Address
Phone, Email
Date

STATE OF INDIANA
COUNTY OF HANCOCK, SS:
Subscribed and sworn to before me
this ___ day of _____, _____.

STATE OF INDIANA
COUNTY OF HANCOCK, SS:
Subscribed and sworn to before me
this ___ day of _____, _____.

Notary Public

Notary Public

Printed Signature
My Commission Expires: _____

Printed Signature
My Commission Expires: _____

County of Residence

County of Residence